

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N #2003-1G-345

19 DECEMBER 2003

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

WAL-MART STORES EAST, LP
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 309
BLUFFTON, SOUTH CAROLINA 29910

for a permit to place fill material in wetlands adjacent to the

STONO RIVER

at a location, the existing Wal-Mart site at the corner of Folly Road and George L. Griffith Boulevard, on James Island, in the City of Charleston, Charleston County, South Carolina (Latitude 32°43'15"- Longitude 79°58'05").

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, JANUARY 20, 2004

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in approximately 0.72 acres of freshwater wetlands in order to expand the existing Wal-Mart site. The wetlands that the applicant proposes to fill were preserved as mitigation for permit number SAC-26-93-1003, for construction of the existing Wal-Mart. The applicant proposes to mitigate for the wetland impacts from original permit at the site (SAC-26-93-1003) in addition to the proposed fill by purchasing 30 mitigation credits from the Pigeon Pond Mitigation Bank. In addition, any remaining wetlands onsite will continue to be preserved. The applicant has stated that expansion of the existing facility would also have less impact than creation of a new facility at a different location. The purpose of the proposed work is for expansion of the existing Wal-Mart to create a Super Center with consumer friendly parking.

19 DECEMBER 2003

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact (0.72) acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

19 DECEMBER 2003

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Mary Hope Glenn
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

James Island Wal-Mart Project Site

The following definition is reproduced here for ready reference.

Cumulative impact is an evaluation of the cumulative adverse impacts to aquatic sites for the overall project. This factor is proportional to the areas of impact. The formula used to calculate this value is $0.05 \times \sum AA$, where $\sum AA$, stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this value, round to the nearest tenth decimal place using even number rounding. Thus 0.01 and 0.050 are rounded down to give a value of zero while 0.051 and 0.09 are rounded up to give 0.1 as the value for the cumulative impact factor.

Note: The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

Required Mitigation Credits Sample Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Lost Type	3.0	3.0			
Priority Category	0.5	0.5			
Existing Condition	2.5	2.5			
Duration	2.0	2.0			
Dominant Impact	3.0	3.0			
Cumulative Impact	0.1	0.1			
Sum of m Factors	$R_1 = 11.1$	$R_2 = 11.1$	$R_3 =$	$R_4 =$	$R_5 =$
Impacted Area	$AA_1 = 0.72$	$AA_2 = 1.97$	$AA_3 =$	$AA_4 =$	$AA_5 =$
$R \times AA =$	8	21.9			

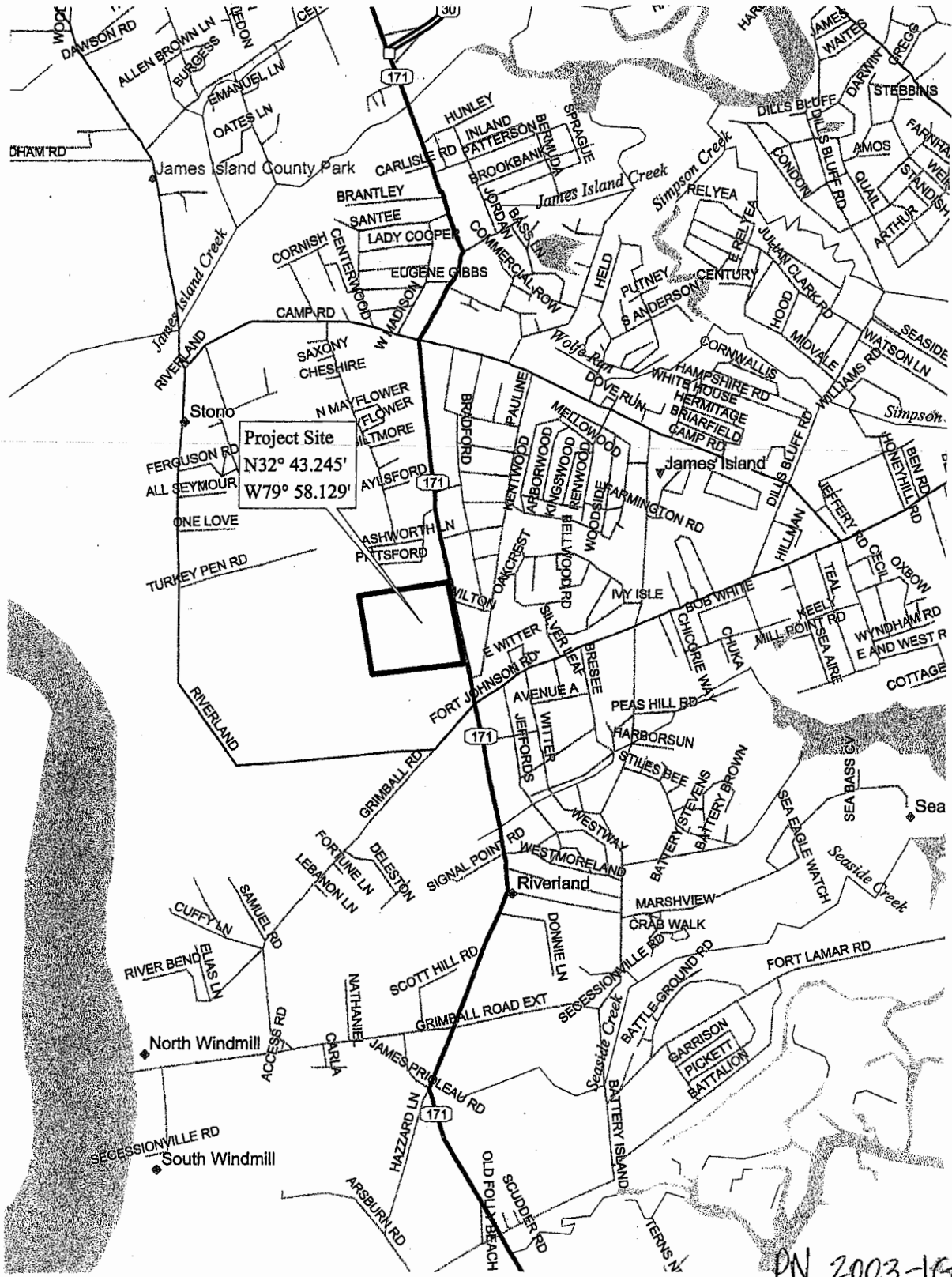
Total Required Credits = $\sum (R \times AA) =$

30

Area 1 = Proposed impacts by fill.

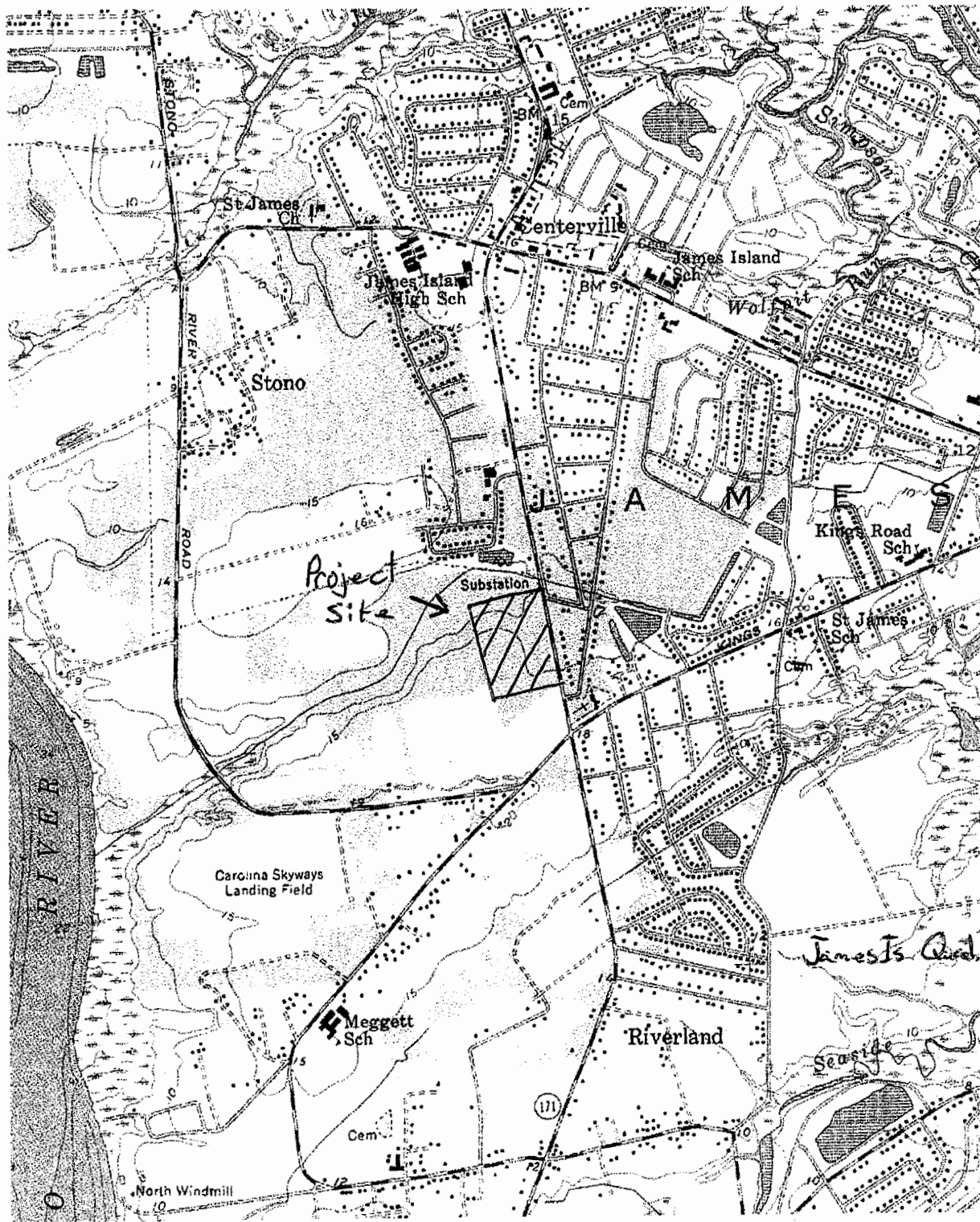
Area 2 = Impacts previously permitted on May 2, 1994. (SAC-29-94-1003-D)

PN 2003-1G-345



PN 2003-1G-345

Project Title: James Island Wal-Mart	
Project Location: Folly Road and George L. Boulevard	
Title: Vicinity Map	Authorized Agent: Asher Howell, NEI
	Applicant: Wal-Mart Stores East, LP
Scale: Not to Scale	Date: 10-27-03
Page: 1 of 13	



PN 2003-1G-345

Project Title: James Island Wal-Mart

Project Location: Folly Road and George L. Boulevard

Title:

Topographic
Map

Authorized Agent: Asher Howell, NEI

Applicant: Wal-Mart Stores East, LP

Scale: Not to Scale Date: 10-27-03

James Is. Quad. Page 2 of 13

REVISIONS	BY

PREPARED BY KAUFMAN, INC.
 200 W. 10th Street
 Greenville, South Carolina 29603
 Phone: 864-233-4871
 Fax: 864-233-4950

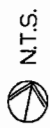
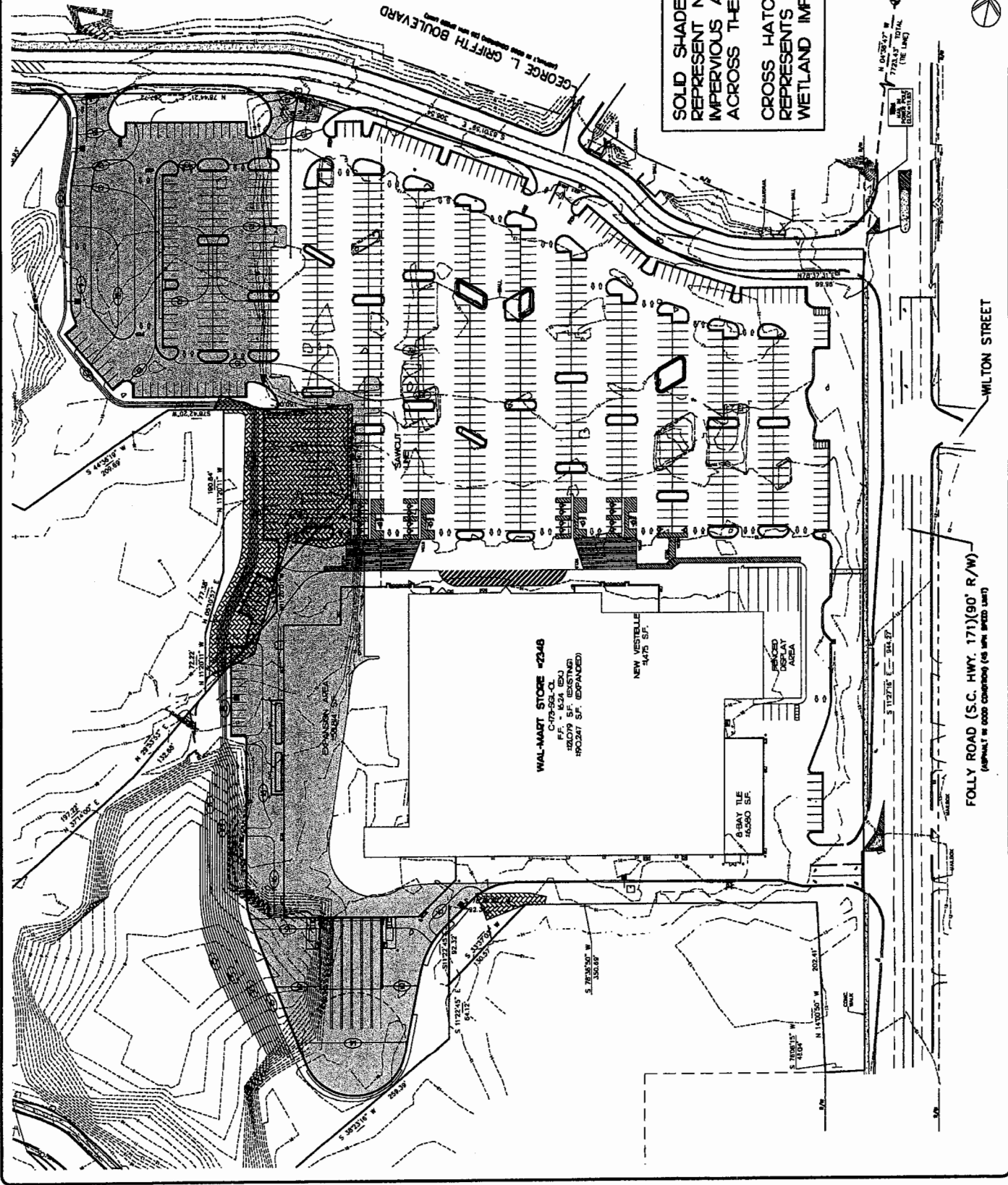
WAL-MART STORE #2348 EXPANSION
 JAMES ISLAND, SOUTH CAROLINA
 WAL-MART STORES, INC.
 702 SW Eighth Street
 Bentonville, Arkansas 72716-0500
 Phone: 4871 204-0703

DATE	
DESIGNED	
CHECKED	
DATE	
SCALE	
BY	
DATE	
SCALE	
BY	
DATE	
SCALE	
BY	
DATE	
SCALE	

PN 2003-16-345 Sheet 3 of 13

SOLID SHADED AREAS
 REPRESENT NEW
 IMPERVIOUS AREAS
 ACROSS THE SITE.

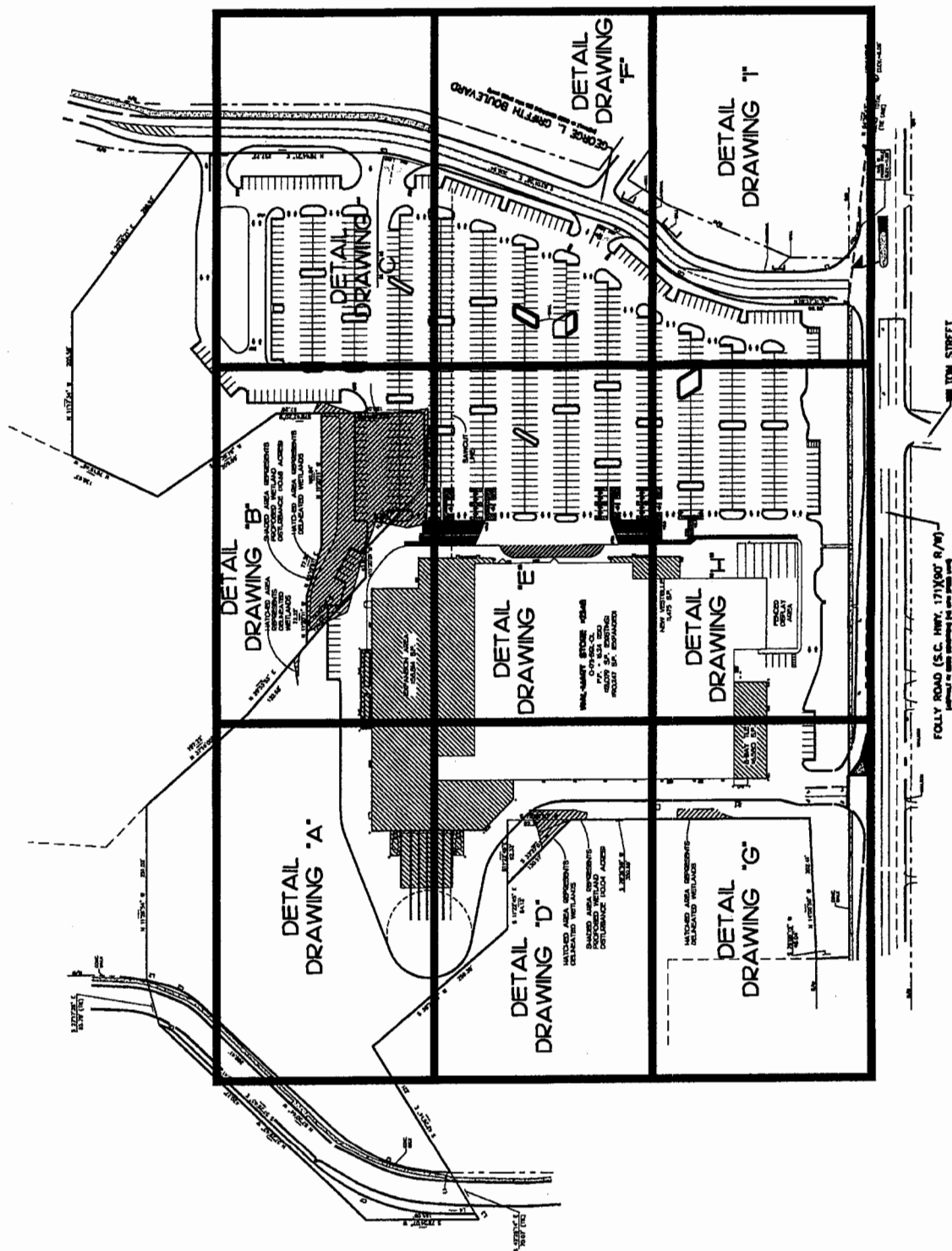
 CROSS HATCHING
 REPRESENTS PROPOSED
 WETLAND IMPACTS.

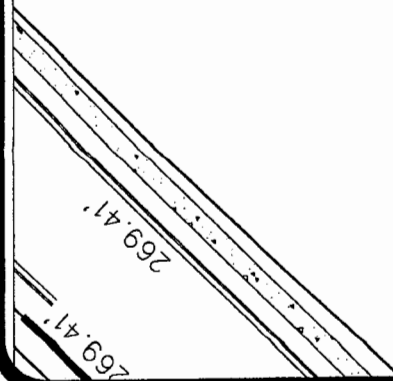


FOLLY ROAD (S.C. HWY. 171)(90' R/W)
 (DEFAULT W 6000 CHAINING (40 MPH SPEED LIMIT))

WILTON STREET

N.T.S.





269.41'

S 38°23'

WAL-MART STORE #2348
(EXPANSION)
JAMES ISLAND, SC
WETLAND DETAIL "A"

JURISDICTIONAL
WETLAND AREA

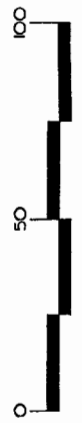


PROPOSED WETLAND
DISTURBANCE

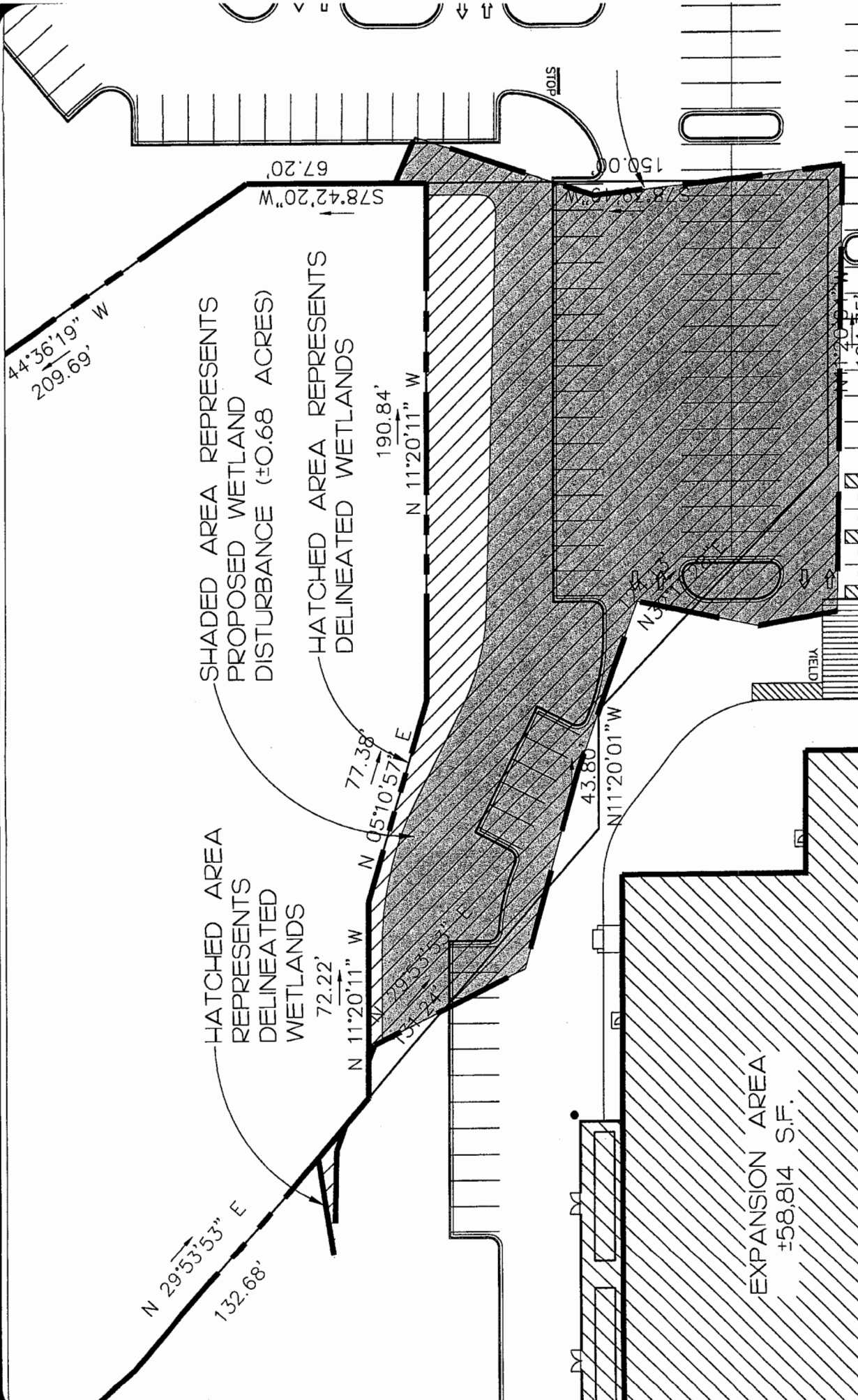


NOTE: ALL WETLANDS NOT TO BE DISTURBED
SHALL REMAIN IN PROTECTIVE CONVENANTS

PN 2003-161-345
Sheet 5 of 13



SCALE 1" = 50'

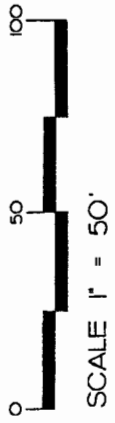


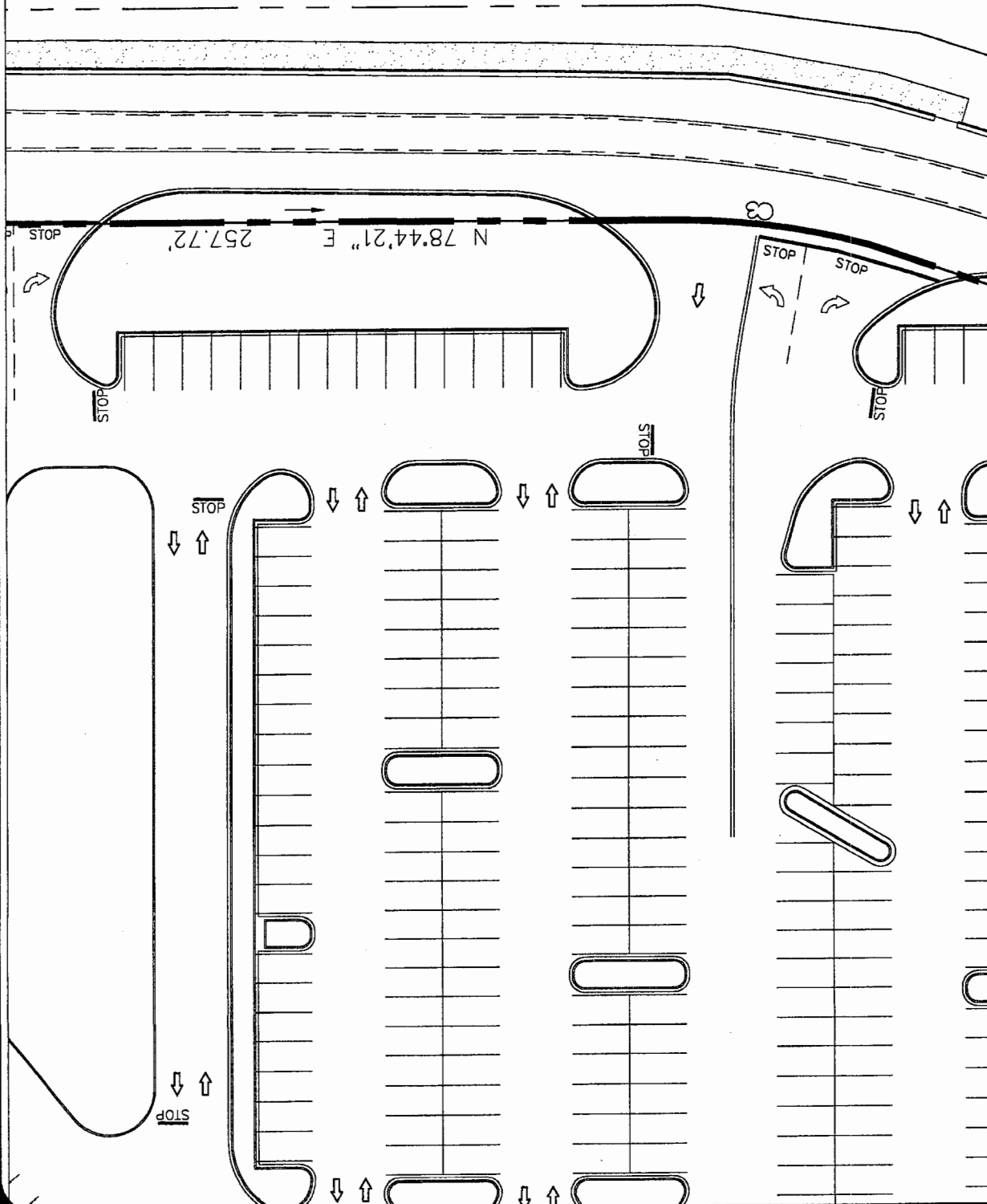
WAL-MART STORE #2348
 (EXPANSION)
 JAMES ISLAND, SC
 WETLAND DETAIL "B"

PN 2003-IG-345
 Sheet 6 of 13

	JURISDICTIONAL WETLAND AREA
	PROPOSED WETLAND DISTURBANCE

NOTE: ALL WETLANDS NOT TO BE DISTURBED
 SHALL REMAIN IN PROTECTIVE CONVENANTS





WAL-MART STORE #2348
 (EXPANSION)
 JAMES ISLAND, SC
 WETLAND DETAIL "C"

PN 2003-16-345
 Sheet 7 of 13



3'16" W
259.39'

S 11°22'45" E
64.12'

S 11°22'45" E
92.32'

S 78°36'50" W
92.32'

S 33°37'0" W
130.57'

S 78°36'50" W
350.69'

HATCHED AREA REPRESENTS
DELINEATED WETLANDS

SHADED AREA REPRESENTS
PROPOSED WETLAND
DISTURBANCE (±0.04 ACRES)

WAL-MART STORE #2348
(EXPANSION)
JAMES ISLAND, SC
WETLAND DETAIL "D"



JURISDICTIONAL
WETLAND AREA

PROPOSED WETLAND
DISTURBANCE

NOTE: ALL WETLANDS NOT TO BE DISTURBED
SHALL REMAIN IN PROTECTIVE CONVENANTS

PN 2003-1G-345
Sheet 8 of 13



WAL-MART STORE #2348

C-173-SGL-OL

F.F. = 16.24 (EX.)

±121,079 S.F. (EXISTING)

±190,247 S.F. (EXPANDED)

WAL-MART STORE #2348

(EXPANSION)

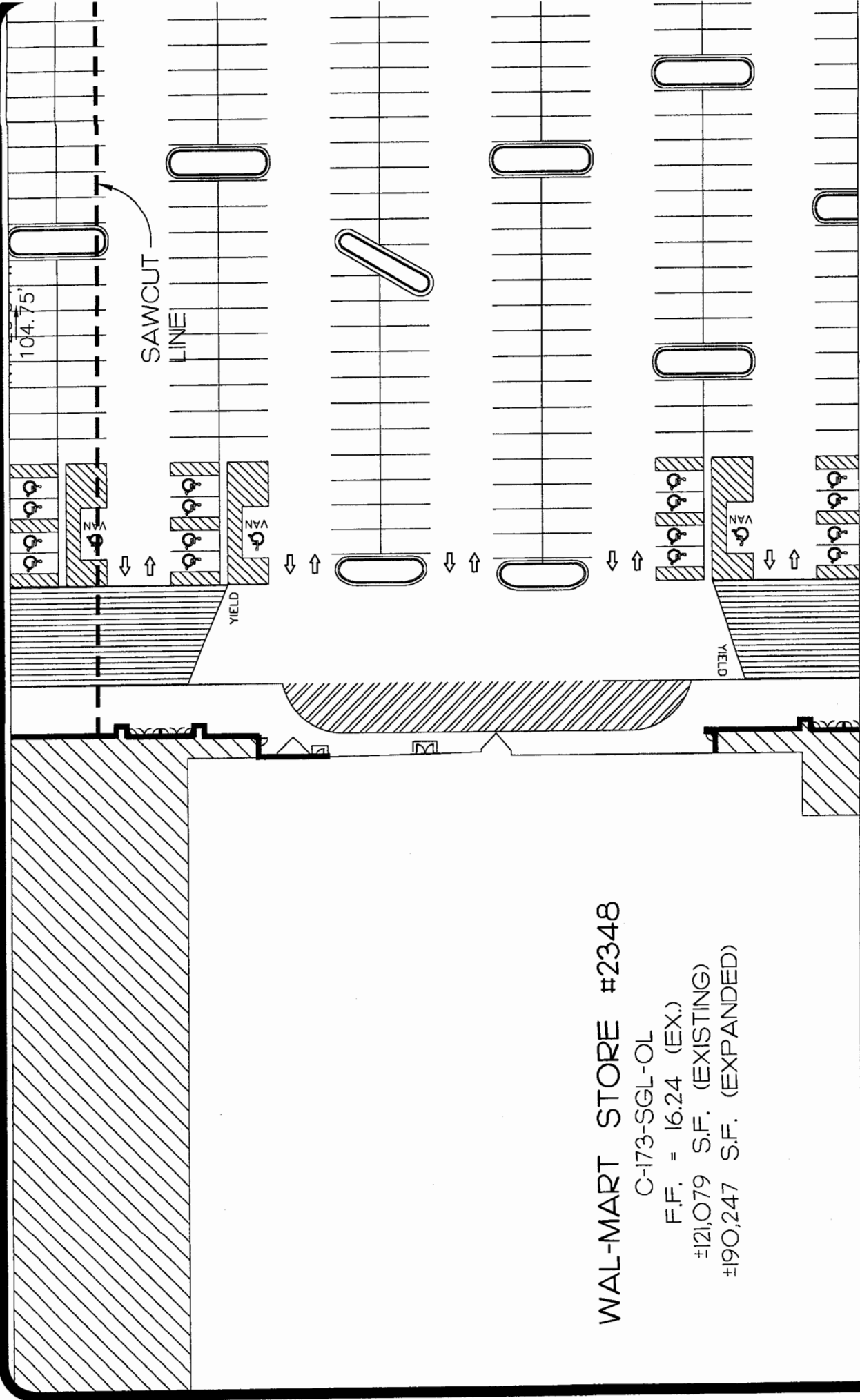
JAMES ISLAND, SC

WETLAND DETAIL "E"

PN 2003-1G-345
Sheet 9 of 13

JURISDICTIONAL
WETLAND AREA
PROPOSED WETLAND
DISTURBANCE

NOTE: ALL WETLANDS NOT TO BE DISTURBED
SHALL REMAIN IN PROTECTIVE CONVENANTS



GEORGE L. GRIFFITH BOULEVARD
(ASPHALT IN GOOD CONDITION) (25 MPH SPEED LIMIT)

S 83°01'59" E 306.54'

WALL

WALL

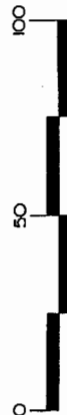
WAL-MART STORE #2348
(EXPANSION)
JAMES ISLAND, SC
WETLAND DETAIL "F"

JURISDICTIONAL
WETLAND AREA
PROPOSED WETLAND
DISTURBANCE

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PN 2003-16-345
Sheet 10 of 13

SCALE 1" = 50'



HATCHED AREA REPRESENTS
DELINEATED WETLANDS

8-BAY TLE
±6,580 S.F.

S 76°06'15" W
48.04'

N 14°00'50" W 202.41'

R/W

CONC.
WALK

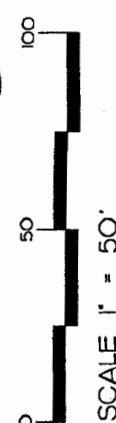
WAL-MART STORE #2348
(EXPANSION)
JAMES ISLAND, SC
WETLAND DETAIL "G"

JURISDICTIONAL
WETLAND AREA
PROPOSED WETLAND
DISTURBANCE



NOTE: ALL WETLANDS NOT TO BE DISTURBED
SHALL REMAIN IN PROTECTIVE CONVENANTS

PN 2003-16-345
Sheet 11 of 13



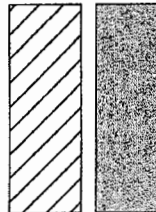
NEW VESTIBULE
±1,475 S.F.

FENCED
DISPLAY
AREA

WAL-MART STORE #2348
(EXPANSION)
JAMES ISLAND, SC
WETLAND DETAIL "H"

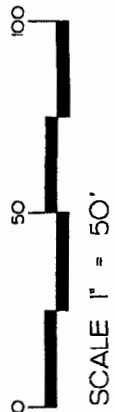
S 11°27'16" E 944.27'

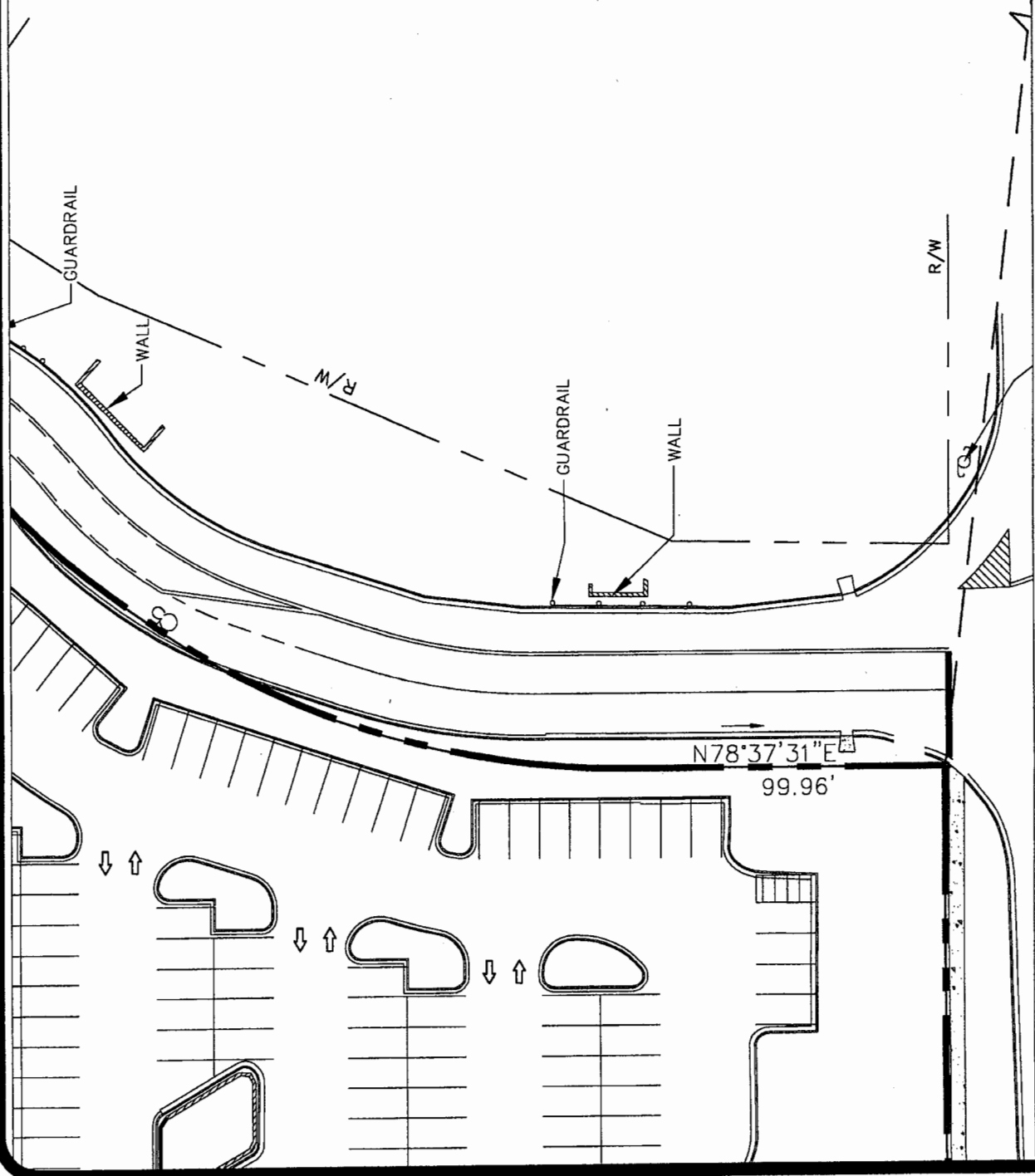
JURISDICTIONAL
WETLAND AREA
PROPOSED WETLAND
DISTURBANCE



NOTE: ALL WETLANDS NOT TO BE DISTURBED
SHALL REMAIN IN PROTECTIVE CONVEYANTS

PN 2003-161-345
Sheet 12 of 13





WAL-MART STORE #2348
 (EXPANSION)
 JAMES ISLAND, SC
 WETLAND DETAIL "I"

JURISDICTIONAL
 WETLAND AREA
 PROPOSED WETLAND
 DISTURBANCE

NOTE: ALL WETLANDS NOT TO BE DISTURBED
 SHALL REMAIN IN PROTECTIVE CONVENANTS

PN 2003-16-345
 Sheet 13 of 13
 SCALE 1" = 50'